

CITY OF BELMONT
PLANNING COMMISSION
ACTION MINUTES

TUESDAY, MAY 16, 2006 7:00 PM

C Parsons called the meeting to order at 7:02 pm., at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Horton, McKenzie, Mercer, Wozniak

Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), City Attorney Zafferano, (CA), Recording Secretary Crouse (RS), Consulting Planner Ouse (CP).

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Action Minutes of: 04/18/06

MOTION: By C Wozniak, seconded by C Mercer, to accept the Action Minutes of April 18, 2006 as presented.

Ayes: Wozniak, Mercer, McKenzie, Parsons

Noes: None

Abstain: Horton

Motion passed: 4/0/1

5. NEW BUSINESS

5A. PUBLIC HEARING – 521 South Road

To consider a Single Family Design Review to convert 872 square feet of existing crawl space to habitable floor area, resulting in a total floor area of 3,454 square feet that is below the zoning district permitted 3,500 square feet for this site.

APPL. No. 2006-0025

APN: 044-193-080; Zoned: R-1B (Single Family Residential)

CEQA Status: Recommended Categorical Exemption per Section 15301 (a)

APPLICANT: Daniel Biermann

OWNER: Brad and Victoria Lewis

C McKenzie recused himself as he lives within the 300'/500' radius.

CDD de Melo summarized the staff report, recommending approval.

C Wozniak asked about the rear setback on the project data sheet. CDD de Melo clarified that the rear setback should be 15 feet which is currently approved. The deck as proposed maintains a 12-12.5 foot setback. The deck needs to be reduced to maintain the 15 foot setback.

C Mercer asked about percentage of hardscape to total house sq ft. CDD de Melo responded that we only look at the hardscape issue when there is excessive paving. The home itself is not being changed. There is no hard and fast rule on hardscape. There were no calculations made for this project.

Chair Parsons asked about space calculation including storage area as floor area. CDD de Melo responded that only the crawl space being converted to habitable space is calculated in the total floor area. In this case, 872 sq ft is being converted to habitable, therefore added to the total square foot. The new stone patio at the rear does not require a permit.

Daniel Biermann, Applicant, was in attendance to respond to questions.

MOTION: By C Wozniak, seconded by C Mercer, to close the public hearing.

Motion passed by a verbal of 4 ayes.

C Wozniak commented that she has no problems with the project.

VC Horton agrees; good use of existing space; maintains the same footprint.

C Mercer commented "likewise"; your neighbors will never know you added on; would like to see documentation of existing landscape.

Chair Parsons commented about the need to get photographs of existing landscape.

MOTION: By C Wozniak, seconded by VC Horton, to adopt a Resolution approving a Single-Family Design Review for 521 South Road (Appl. No. 2006-0025)

Photographic documentation of existing landscaping

Ayes: Wozniak, Horton, Mercer, Parsons

Noes: None

Recused: McKenzie

Motion Passed: 4/0/1

This item can be appealed to the City Council within 10 calendar days.

5B. PUBLIC HEARING - 300 El Camino Real

To consider a Design Review to renovate the interior and exterior of an existing 4,165 square foot restaurant on a 25,559 square foot lot, including new plaster finish, roof tiles, signage, trash enclosure and additional landscaping for the site.

APPL. No. 2006-0020

APN: 044-173-180; Zoned: C-3/D-1 (Highway Commercial/Design Control Combining)

CEQA Status: Recommended Categorical Exemption per Section 15303 (b)

APPLICANT: MWM Architects, Inc.

OWNERS: Narges N. Kangarloo and Saeed Ayagh

CP Ouse summarized the staff report, recommending approval.

C Wozniak asked about the vacant lot south of the property. CP Ouse responded that it is owned by the previous owner. It is a separate parcel.

C Wozniak asked about the paving that is to be resurfaced. CP Ouse responded that there are no details, as yet. There will be a removal of the small retaining wall and planter. There will be re-surfacing and re-striping.

C Wozniak asked about the red zone on the curb. When she has been there before it is hard to get parking. Maybe we can look into this and get more parking on-the-street. CDD de Melo will have Public Works' Parking and Traffic Safety Committee look into it.

C McKenzie asked about the number of parking spaces required. CP Ouse responded with 35.

Chair Parsons asked about the stretch of retaining wall remaining. Question deferred to applicant/architect.

C Mercer asked about the faux eaves and the roof treatment. CP Ouse responded that the roof will have a barrel tile type of material; instead of the flat concrete tile.

C McKenzie asked about the parking lot lighting requirements. CP Ouse responded that lighting upgrades would meet the requirements of the ATP for the Downtown Specific Plan. CDD de Melo confirmed that lighting will be consistent relative to the architectural treatment and that staff will recommend that lighting be downcast as not to cause a public nuisance or off-site glare.

Art Clark, Applicant/MWM Architects, was in attendance to respond to questions. He responded to the question about 24 inch retaining wall in that it will be re-surfaced and painted to match the façade treatment on the building.

C Wozniak asked about the chimney and fan in it. Applicant responded that he plans to remove it. The owners do not want the chimney.

C Wozniak expressed concern about the fan, noise and shielding of equipment. Applicant responded that new mechanical equipment will be provided throughout the building.

C Wozniak asked about the green area in the back. Applicant deferred a response to the owners if they want to re-landscape.

C Wozniak asked about a garbage structure. Applicant responded that there will be a new trash enclosure to the right of the loading zone. We want to re-locate the trash enclosure and still retain a parking space.

C Mercer asked about the limestone; looks very pink; why are they re-cladding. Applicant responded that it is not pink, he can provide a sample, and that the limestone is an attempt to highlight the entrance and bring in material that is reminiscence of their culture.

MOTION: By VC Horton, seconded by C Wozniak, to close the public hearing.

Motion passed by a verbal of 5 ayes.

C Wozniak commented that she would like to see a nicer landscape plan; she is concerned about shielding the equipment for the noise levels; she would like to see the colors and materials; and relocate the trash unless getting a setback variance.

VC Horton commented about this being a “fabulous” upgrade to El Camino Real; rooftop equipment can be purchased that mitigates noise; improve landscape from dry and dusty look, maybe some color.

C Mercer commented that this is a significant improvement; the colors are shocking, quite bright and garish, need samples, colors need to be subtle/understated; need to soften with greenery, vines, need complete landscaping plan; thanks for fixing up this eyesore.

C McKenzie commented that this is a huge improvement; architecture is a slight departure from the Downtown Specific Plan; problem with a stark parking lot adjacent to El Camino Real, need some landscaping along the front edge with a trellis.

Chair Parsons asked the applicant if they were moving from another location; i.e. 25th Avenue in San Mateo. Applicant confirmed. The colors need to come back as a condition of agreement; the architecture is not downtown but on a good size lot as far as a theme restaurant; lacks a landscape plan that enhances the building; upgraded trees, not acacia, redwood trees to help screen noise; lighting plan; signage. Staff to look at the permit history for the sign pole.

MOTION: By C Wozniak, seconded by C McKenzie, to adopt a Resolution approving a Design

Review for 300 El Camino Real (Appl. No. 2006-0020)

- **Lighting plan**
- **Landscape Plan**
- **Colors – materials**
- **Signage**
- **Comply with Noise Ordinance**

Ayes: Wozniak, McKenzie, Mercer, Horton, Parsons

Noes: None

Motion Passed: 5/0

This item can be appealed to the City Council within 10 calendar days.

5C. PUBLIC HEARING - 2852 San Juan Boulevard

To consider a Single Family Design Review to construct a 1,837 square foot addition to an existing 1,094 square foot single family residence resulting in a total of 2,931 square feet that is below the zoning district permitted 3,500 square feet for this site.

APPL. NO. 2006-0011

APN: 043-311-380; Zoned: R-1B (Single Family Residential)

CEQA Status: Recommended Categorical Exemption per Section 15301, Class 1

APPLICANT/OWNER: Akbar Shakernia

CDD de Melo summarized the staff report, recommending approval.

C Wozniak asked about the covered outdoor room and deck being on the ground level and adjacent wall and planters. CDD de Melo confirmed the indoor/outdoor area is on the ground level and that there is no wall proposed there. This will be a completely pass-through area.

VC Horton asked about total sq. ft. compared to limits. CDD de Melo confirmed that this is not habitable space and even if it was included, the total limit is not exceeded.

C Mercer asked about the retaining wall on the right hand side. CDD de Melo commented that the wall could go up to 6 ft. in height.

C Mercer asked about the chimney height being reduced and the roof line. CDD de Melo confirmed that as a Condition of Approval, the chimney height would be reduced and slight changes might be made to the roof and maintains the character.

C McKenzie asked about the venting for the chimney. Applicant to respond to this question.

Akbar Shakernia, Owner/Applicant, was in attendance to respond to questions. He replied that the chimney is to vent through the side wall.

C McKenzie asked about the intention with redwood fencing; decorative wall or fencing. The applicant responded that no fencing is provided and will remove the fencing with landscaping.

C Mercer clarified that the roof is slate grey, not slate blue. Applicant confirmed, yes.

C Mercer asked about the turnaround area for the driveway. The applicant responded that the driveway is set-up to go around the redwood tree and another tree that prevents a straight garage and that he feels comfortable about being able to get in and out and has worked on his landscape design.

Stephanie O'Rourke, landscape designer, was in attendance to respond to questions.

C McKenzie asked about sample for stucco stone. The applicant assured that it will be very attractive. There is a finish board but no sample. The applicant offered to take a picture. Staff to obtain a sample board/photo from the applicant.

C McKenzie asked about alternative treatment for the columns. Applicant replied that cast stone might be the best but expensive.

VC Horton asked about existing fences and whether will they remain. The applicant replied that they are common fences and that they will remain for now. The back fence will be removed.

VC Horton asked about paver paths. Ms. O'Rourke responded that they will be inter-locking pavers.

MOTION: By VC Horton, seconded by C Mercer, to close the public hearing.

Motion passed by a verbal of 5 ayes.

C Mercer commented that although the house is not at a maximum, it is a bulky project; she felt that these indoor/outdoor rooms quickly sprout windows; that the deck sticks out and blocks light; that the concrete all the way around on both sides with pavers is lots of hardscape, maybe change with use of permeable materials; wants a better more complete landscape plan; maybe change solid paver paths to ground cover/gravel; in terms of visual bulk, a good job has been done of stepping back away from the street; in regards to the stone tower, stone on the second floor tower seems heavy and imposing, stucco and shingles might be better.

C Wozniak expressed concern about the under area of the deck is a lot of mass and potential to go over limit; there is too much going on at the front of the house, more calming effect, remove stone on second floor, the columns don't go with everything else, calm down design elements.

C McKenzie agrees that there is too much going on, the shutters, the wrought iron, the columns, the stone work on the second floor, the chimney; the shift of the garage over to allow this to look like a home is a big improvement; hopefully the drive way is do able with its 90 degree right-angle turns; concern about the color treatment, other than the stone the color is plain; calm down design details.

Chair Parsons commented that as much as he dislikes garages facing the street, with the winding driveway and sharp right turn, it will be difficult to get two cars in the garage, it will be difficult getting cars in and out of the driveway; the garage doesn't make any sense, the lot is too small to do it; put driveway more directly in and you will cut back on the hardscape.

VC Horton commented that she likes the design of the house; needs to see the stone; needs a better understanding of what it is going to look like; has a hard time understanding the wrought iron, the curved shutters, the pavers on the side; why so much hardscape on both sides of the house, stepping stones might be better; not sure how the garage/driveway will work.

C Mercer asked about second floor deck blocking almost all natural light and creating a dark cave with the slope going up. The applicant responded that they need the deck and will have nice landscaping.

VC Horton asked about the code for fireplace chimney and questioned need for a roof redesign. CDD de Melo replied that staff will have a second pass of the plans with the building official.

C Wozniak reiterated that there are several different types of craftsmen style; too many elements.

MOTION: By C Mercer, seconded by VC Horton, to CONTINUE TO DATE UNCERTAIN

the Single-Family Design Review for 2852 San Juan Blvd. (Appl. No. 2006-0011). Staff to work on:

- **Driveway concerns**
- **Obtain sample board/stucco stone**
- **Hardscape solid pavers to more permeable surface**
(stepping stones or ground cover)
- **Reduce complexity of design elements**
(less features, more consistent with craftsmen theme)

- **Reduce chimney height**

Ayes: Mercer, Horton, McKenzie, Wozniak, Parsons

Noes: None

Motion Passed: 5/0

6. REPORTS, STUDIES, UPDATES, AND COMMENTS

6A. Avanti Pizza Commercial Center – 2040 Ralston Avenue

CDD de Melo commented that one or two trees are missing from their landscaping and discussions are on-going with their property representatives. It was recommended by the Planning Commission that a new type of tree be installed that would grow to have some size, i.e. coast redwood.

6B. Wendy's - 698 Ralston Avenue

CDD de Melo commented that the landscaping has been installed and that staff needs to perform an inspection.

6C. Chuck's Donuts - 641 Ralston Avenue

CDD de Melo commented that staff is still working on this.

PLANNING COMMISSION LIAISON TO CITY COUNCIL

MEETING OF TUESDAY, MAY 23, 2006.

Liaison: Commissioner Parsons

Alternate Liaison: Commissioner Wozniak

7. ADJOURNMENT:

The meeting was adjourned at 9:01p.m. to a regular meeting on Wednesday, June 7, 2006, at 7:00 pm at Belmont City Hall.

